

# MARIANI'S INN & RESIDENCES

## 2500 EL CAMINO REAL, SANTA CLARA, CALIFORNIA



SEIDEL  
ARCHITECTS

SA STANTON  
ARCHITECTURE

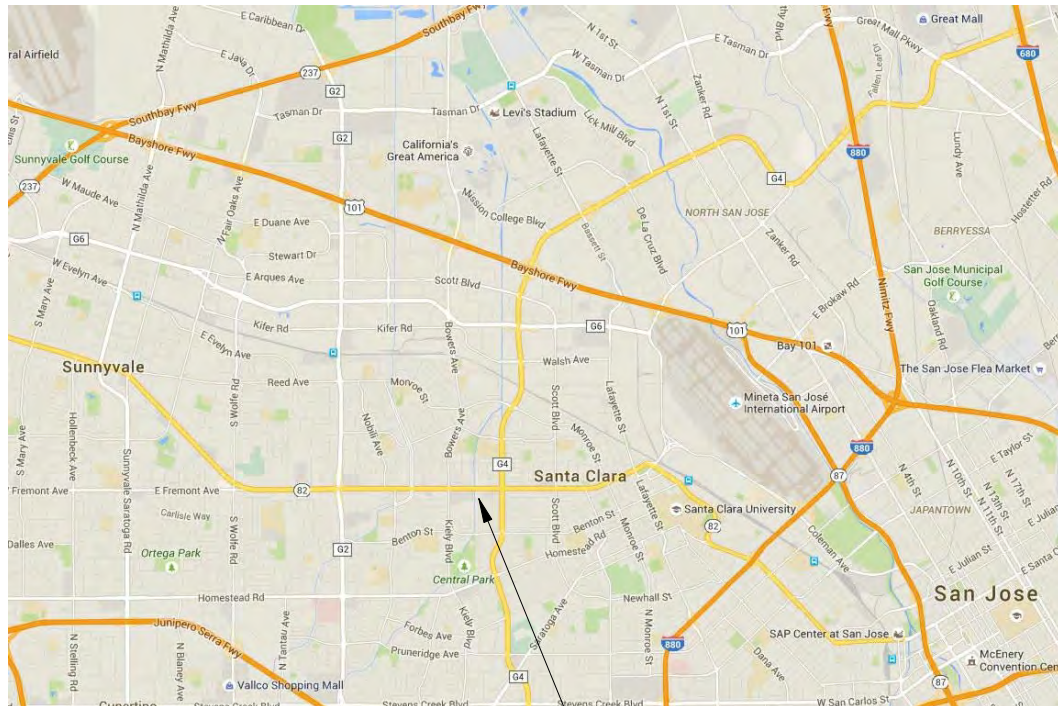
JETT  
Landscape Architecture + Design

MISSION ENGINEERS, INC.  
PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAGING

### MARIANI'S INN AND RESIDENCES

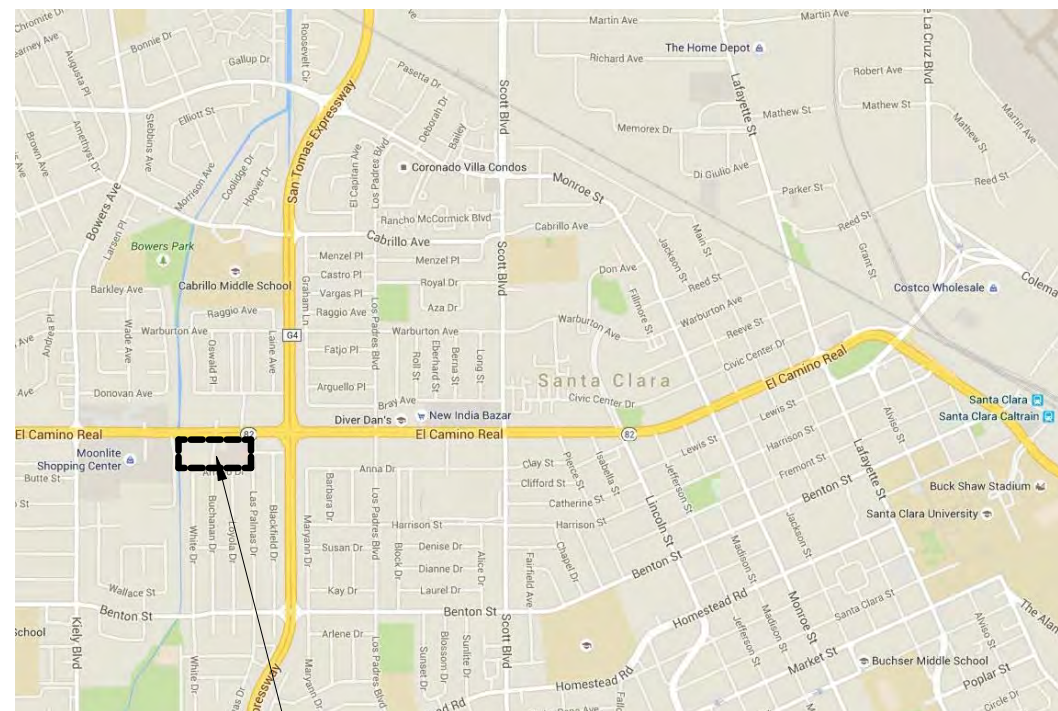
2500 EL CAMINO REAL  
SANTA CLARA, CA

#### AREA MAP



PROJECT SITE

#### VICINITY MAP



PROJECT SITE

#### PROJECT TEAM

**APPLICANT**  
EL CAMINO REAL ECR LLC  
2500 EL CAMINO REAL  
SANTA CLARA, CA 95051

**RESIDENTIAL ARCHITECT**  
SEIDEL ARCHITECTS  
545 SANSOME STREET  
SUITE 901  
SAN FRANCISCO, CA 94111  
P: 415.397.5535

**HOTEL ARCHITECT**  
STANTON ARCHITECTURE  
1501 MARIPOSA STREET  
SUITE 328  
SAN FRANCISCO, CA 94107  
P: 415.865.9600

**LANDSCAPE ARCHITECT**  
JETT LANDSCAPE ARCHITECTURE  
2 THEATRE SQUARE  
SUITE 218  
ORINDA, CA 94563  
P: 925.254.5422

**CIVIL ENGINEER**  
MISSION ENGINEERS, INC.  
2355 DE LA CRUZ BLVD.  
SANTA CLARA, CA 95050  
P: 408.727.8262

**URBAN PLANNER**  
URBAN DESIGN INNOVATIONS  
604 SAN CARLOS AVENUE  
ALBANY, CA 94706  
P: 510.558.8871

**DEVELOPMENT CONSULTANT**  
BROOKWOOD GROUP  
1 EMBARCADERO CENTER  
SUITE 500  
SAN FRANCISCO, CA 94111  
P: 415.402.0202

#### DRAWING INDEX

##### GENERAL

- A0.0 COVER SHEET
- A0.01 PROJECT INFORMATION
- A0.1 NEIGHBORHOOD CONTEXT PLAN
- A0.2 NEIGHBORHOOD PHOTOS & CIRCULATION

##### LANDSCAPE

- L1.0 OVERALL LANDSCAPE PLAN
- L1.1 LEGEND, NOTES & CALCULATIONS
- L2.0 CREEKSIDE PLAZA
- L2.1 HOTEL COURTYARD
- L2.2 HOTEL ROOF TERRACE, FITNESS VIEW GARDEN & ECR HISTORY WALK
- L2.3 PARK, DOG RUN & CREEK TRAIL
- L2.4 PUBLIC PLAZA
- L2.5 RESIDENTIAL COURTYARD WEST & ROOF DECK
- L2.6 RESIDENTIAL COURTYARD EAST & BUTTERFLY GARDEN
- L2.7 CHILDREN'S PLAY AREA
- L3.0 LANDSCAPE SECTIONS & PRECEDENT IMAGERY
- L4.0 LANDSCAPE & UTILITY COMPOSITE PLAN
- L5.0 OPEN SPACE DIAGRAM - WEST
- L5.1 OPEN SPACE DIAGRAM - EAST

##### ARCHITECTURAL

- A1.1 OVERALL MASTER PLAN
- A2.0 EAST BLOCK APARTMENTS LOWER GARAGE PLAN
- A2.1 EAST BLOCK APARTMENTS UPPER GARAGE PLAN
- A2.2 EAST BLOCK APARTMENTS GROUND FLOOR PLAN
- A2.3 EAST BLOCK APARTMENTS 2ND FLOOR PLAN
- A2.5 EAST BLOCK APARTMENTS 4TH FLOOR PLAN
- A2.7 EAST BLOCK APARTMENTS ROOF PLAN
- A2.10 EAST BLOCK APARTMENTS ELEVATIONS
- A2.11 EAST BLOCK APARTMENTS ELEVATIONS
- A2.12 EAST BLOCK APARTMENTS SECTIONS

- A3.1 EAST BLOCK TOWNHOUSES GROUND FLOOR PLAN
- A3.2 EAST BLOCK TOWNHOUSES 2ND FLOOR PLAN
- A3.3 EAST BLOCK TOWNHOUSES ROOF PLAN
- A3.10 EAST BLOCK TOWNHOUSE ELEVATIONS

- A4.1 WEST BLOCK APARTMENTS GROUND & 2ND FLOOR PLANS
- A4.2 WEST BLOCK APARTMENTS 2ND & 3RD FLOOR PLANS
- A4.10 WEST BLOCK APARTMENTS ELEVATIONS

##### ARCHITECTURAL (CONT'D.)

- A5.1 WEST BLOCK HOTEL LOWER LEVEL PLAN
- A5.2 WEST BLOCK HOTEL GROUND FLOOR PLAN
- A5.3 WEST BLOCK HOTEL SECOND FLOOR PLAN
- A5.4 WEST BLOCK HOTEL THIRD FLOOR PLAN
- A5.5 WEST BLOCK HOTEL FOURTH FLOOR PLAN
- A5.6 WEST BLOCK HOTEL FIFTH FLOOR PLAN
- A5.7 WEST BLOCK HOTEL SIXTH FLOOR PLAN
- A5.8 WEST BLOCK HOTEL ROOF PLAN
- A5.10 WEST BLOCK HOTEL 1 ELEVATIONS
- A5.11 WEST BLOCK HOTEL 1 ELEVATIONS
- A5.12 WEST BLOCK HOTEL 1 SECTIONS
- A5.13 WEST BLOCK HOTEL 2 ELEVATIONS
- A5.14 WEST BLOCK HOTEL 2 SECTIONS
- A5.15 WEST BLOCK PARKING GARAGE SECTIONS

##### CIVIL

- C1 NOTES & DETAILS
- C2W BOUNDARY/TOPOGRAPHY/DEMOLITION PLAN -WEST
- C2E BOUNDARY/TOPOGRAPHY/DEMOLITION PLAN -EAST
- C3W GRADING, DRAINAGE & UTILITY ROUTING PLAN -WEST
- C3E GRADING, DRAINAGE & UTILITY ROUTING PLAN -EAST
- C4 STREET SECTIONS
- C5W STORMWATER MANAGEMENT PLAN-WEST
- C5E STORMWATER MANAGEMENT PLAN-EAST

NO.	DATE	ISSUE
1	8/23/2018	PCC REVISION

DRAWING TITLE

COVER SHEET

STATUS

PCC SUBMITTAL

DATE 08/23/2018  
SHEET NO.

A0.0



DWELLING UNIT TABULATION

	Unit Type	JUNIOR	1 BEDROOM	2 BEDROOM	3 BEDROOM	APT TOTALS
EAST BLOCK APARTMENTS	SF					
	Ground floor	0	29	15	0	44
	2nd floor	1	28	24	2	55
	3rd floor	2	29	24	2	57
	4th floor	2	36	15	2	55
	5th floor	1	16	4	0	21
	Totals	6	138	82	6	232
	Count by Bedrooms	144		164	18	326
	Unit Mix (% Units)	2.6%	59.5%	35.3%	2.6%	

EAST BLOCK TOWNHOUSES	Unit Type	3 BEDROOM	3 BDRM + 1 BDRM ADU	4 BEDROOM		TH PARCEL TOTALS
	SF	1385	2700	1770		
	Totals	12	1	6		19
	Unit Mix (% Units)	63.2%	5.3%	31.6%		
	Below Market Rate 100% of AMI	1		1		2

WEST BLOCK APTS	Unit Type		1 BEDROOM	2 BEDROOM		WEST TOTALS
	Ground floor		6	2		8
	2nd floor		7	4		11
	3rd floor		7	4		11
	Totals		20	10		30
	Count by Bedrooms		20	20		40
	Unit Mix (% Units)		66.7%	33.3%		

PROJECT DATA MATRIX

APN #'s	WEST BLOCK			EAST BLOCK		
	290-46-001			290-46-015		
	290-46-002			290-46-016		
	290-46-003			290-46-017		
Lot Size	3.8493 Acres			3.2881 Acres		
	167, 676 SF			143, 230 SF		
Existing Uses and Square Feet	Retail	14,902 SF		Hotel	58,400 SF	
	Restaurant	5,833 SF		Service Station	1,614 SF	
	Residential Apartments - 36 dwelling units	24,774 SF				
	Total	45,509 SF		Total	60,014 SF	
Proposed Uses and Square Feet	Hotel Building #1	141,490 SF		Residential Apartments	289,448 SF	
	Hotel Building #2	66,630 SF		Parking Garage (below apartments)	153,787 SF	
	Residential Apartments	39,994 SF		Residential Townhouses	40,785 SF	
	Restaurant	6,954 SF				
	Parking Garage	128,643 SF				
	Total	383,711 SF		Total	484,020 SF	
Proposed Dwelling Unit Density	36 Units per acre plus 10% bonus for meeting the equivalent of LEED Gold = 39.6DU/acre X 7.1374 acres = 282 Dwelling Units					
Open Space	See Drawing L.1.1 for all open space calculations					
Proposed Lot Coverage	85,609/167,676 = 51%			87,322/143,230 = 61%		
Traffic Impact Analysis	See Traffic Impact Study			See Traffic Impact Study		
Parking	Hotel Building #1 and Building #2			Residential Apartments		
	# of guest rooms	311		# of units	232	
	parking factor (per room)	1.0		parking factor (per unit)	na	
	parking stalls required	311		parking stalls required	na	
	total parking stalls provided	311		resident parking stalls provided	315	
	Residential Apartments			guest parking stalls provided	31	
	# of units	30		total parking stalls provided	346	
	parking factor (per unit)	1.5		Residential Townhouses		
	parking stalls required	45		# of units	19	
	parking stalls provided	45		parking factor (per unit)	na	
	Restaurants			parking stalls required	na	
	total area	6,200 SF		resident parking stalls provided	40	
	parking factor	1	200 SF	guest parking stalls provided	9	
	parking stalls required	31		total parking stalls provided	49	
	total parking stalls provided	31				
	grand total parking required	352		grand total parking required	na	
	grand total parking provided	352		grand total parking provided	395	
	Summary of Space types			Summary of Space types		
	standard spaces	197		standard spaces	231	
	compact space	143		compact space	143	
	ADA spaces	8		ADA spaces	9	
	EV charging spaces	3		EV charging spaces	11	
	EV ADA charging spaces	1		EV ADA spaces	1	
	Bicycle Parking			Bicycle Parking		
	Class I spaces	12		Class I spaces	84	
Class II spaces	8		Class II spaces	17		
Restaurant Seating	195 indoor seats 95 outdoor seats			0 seats		
Percent of Site for Outdoor Storage	0%			0%		
Occupancy Type	Hotel Building #1	R-1, A-2, B, S		Residential Apartments	R-2	
	Hotel Building #2	R-1, A-2, B, S		Residential Townhouses	R-2	
	Residential Apartments	R-2				
	Parking Garage	S-2				
Construction Type	Hotel Building #1	Type I-B or III-A/I-A		East Block Garage	Type I-A	
	Hotel Building #2	Type I-B or III-A/I-A		East Block Apartments	Type III-A	
	Residential Apartments	Type V-A		East Block Townhouses	Type V-A	
	Parking Garage	Type I-B				

MARIANI'S INN  
AND RESIDENCES

2500 EL CAMINO REAL  
SANTA CLARA, CA

NO.	DATE	ISSUE
1	8/23/2018	PCC REVISION

DRAWING TITLE

PROJECT INFORMATION

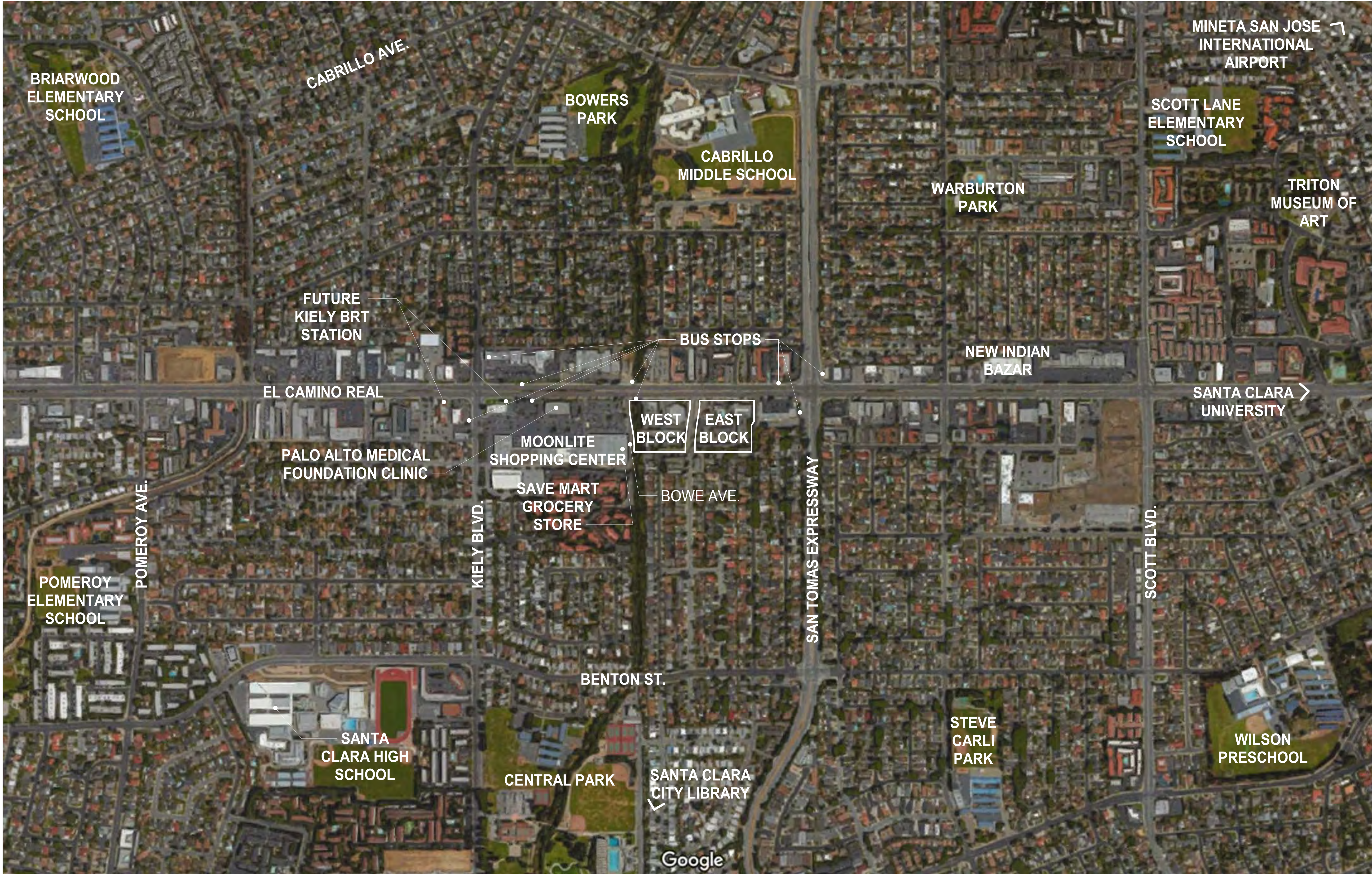
STATUS

PCC SUBMITTAL

DATE	08/23/2018
SHEET NO.	

A0.01





MARIANI'S INN  
AND RESIDENCES

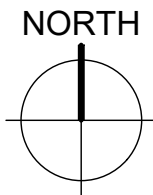
2500 EL CAMINO REAL  
SANTA CLARA, CA

NO.	DATE	ISSUE
1	8/23/2018	PCC REVISION

DRAWING TITLE  
NEIGHBORHOOD CONTEXT PLAN

STATUS  
PCC SUBMITTAL

DATE 08/23/2018  
SHEET NO.







EL CAMINO REAL STREETSCAPE LOOKING NORTH



BUCHANAN STREETSCAPE LOOKING EAST



BOWE STREETSCAPE LOOKING WEST



ARROYO STREETSCAPE LOOKING SOUTH

MARIANI'S INN  
AND RESIDENCES

2500 EL CAMINO REAL  
SANTA CLARA, CA

NO.	DATE	ISSUE
1	8/23/2018	PCC REVISION

DRAWING TITLE

NEIGHBORHOOD PHOTOS &  
CIRCULATION

STATUS

PCC SUBMITTAL

DATE

08/23/2018

SHEET NO.